



**Elder Close, Witham St. Hughs,
Lincoln**

01 200 500


MARTIN&CO

Elder Close, Witham St. Hughs,
Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

£1,300 PCM

Date Available: 1st December
2024

Deposit: £1,500

- Detached Family Home
- Open Plan Kitchen Diner
- Utility Room
- Master with Ensuite
- Ground floor Wc
- Front and Rear Garden
- Modernised throughout
- Village Location
- Epc - C
- Council Tax - D

Four bedroom detached family home nestled within the popular commuter village of Witham St Hughs. This modern property comprises of an entrance hall, dining room, lounge, kitchen diner, utility and conservatory. Plus four bedrooms, master with ensuite and a family bathroom. Off road parking, garage and garden.



Four bedroom detached family home nestled within the popular commuter village of Witham St Hughs. This modern property comprises of an entrance hall, dining room, lounge, kitchen diner, utility and conservatory. Plus four bedrooms, master with ensuite and a family bathroom. Off road parking, garage and garden.

Unfortunately we cannot accept smokers at this property.

Length of tenancy - 12 months initial tenancy
Council tax band - D - North Kesteven District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	87
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.